

## 3 slaapkamer Villa Te koop in Moraira, Alicante

1.440.000€



Perched in a commanding, elevated position, this architecturally exclusive villa offers one of the most coveted panoramas in the region—sweeping views of Cape Moraira, the sparkling Mediterranean, and the rugged coastline. Designed for those who value both privacy and proximity, this sanctuary is just a short, effortless drive from Moraira's vibrant town center, pristine beaches, and gourmet dining. Set on a generous 897m<sup>2</sup> plot that is remarkably level with the residence, this home masterfully blends high-end design with incredible versatility. A Masterpiece of Flexibility & Style

The villa is intelligently distributed over two floors, offering a unique "blank canvas" opportunity to customize your living spaces to your exact tastes.

**The Main Level:** The heart of the home features a light-filled living-dining room anchored by a cozy fireplace. This level includes a dedicated space for a gourmet kitchen and laundry room, already equipped with pre-installed plumbing and electricity.

**The "Secret" Apartment:** Also on the ground floor is a self-contained apartment with its own independent entrance—featuring a stunning, fully restored antique wood door. With its own living area, bedroom, bathroom, and kitchen pre-installations, it's perfect for guests or extended family.

**Infinite Potential:** With simple, minor adjustments, this layout can easily be reimagined as a four-bedroom villa, featuring a palatial master suite on the ground floor.

**The Upper Sanctuary:** Accessible via internal stairs, the top floor hosts two serene bedrooms and a modern bathroom. Step out onto the solarium terrace to soak in the sheer scale of the sea views.

**Designer Outdoor Living** Almost every principal room in the house is oriented toward the water, ensuring the Mediterranean is your constant backdrop.

**The Pool:** Cool off in the signature designer pool, uniquely shaped to complement the villa's exclusive architecture.














**The Grounds:** Enjoy the "sun and sea" lifestyle on the expansive terraces, complete with an outdoor shower and a beautifully landscaped, low-maintenance garden with automatic irrigation.

**Premium Features & Specifications** This home is built for year-round comfort and peace of mind:

**High-End Carpentry:** Wood-imitation aluminium exterior frames with Climalit security glass—all the beauty of wood without the maintenance.

**Smart Comfort:** Motorized blinds on the upper floor, mosquito nets in all bedrooms, and gas central heating via radiators throughout.

**Atmospheric Lighting:** Adjustable floor and ceiling lighting to set the perfect mood for

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|---|--|---|
|  3 slaapkamers                    |  3 badkamers                |  283m <sup>2</sup> Bouwgrootte |
|  897m <sup>2</sup> Perceelgrootte |  Zwembad                    |  Central Heating               |
|  Fire place                       |  Energy Rating: In progress |  View: Open and sea views      |
|  Private pool                     |  Off Road Parking           |  New Build                     |
|  double glazed                    |  |   |



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